

# Housing an Ageing Population

**Neil Revely**  
**Care & Health Improvement Programme**

# National Context

- **Marmot Review** - need to improve the social determinants of health
  - **Health and Social Care Act** - creating Health & Well Being Boards
  - **Care Act** - an emphasis on housing/home based solutions
  - **Better Care Fund** – promoting integration including Housing
  - **Five Year Forward View** – Healthy New Towns
  - **Building our Homes , Communities and Futures** – Dec 16 LGA Housing Commission
  - **Housing White Paper** – “Fixing our broken housing market” Feb 17
  - **Neighbourhood Planning Act** – April 2017
  - **MHCLG /DWP Supported Housing Consultation** – 2017/18
  - **Improving Health and Care through the Home** - Memorandum of Understanding
  - **Adult Social Care Green Paper** - Summer 2018
-

# Improving Health and Care Through the Home - National MoU



- NHS England initiated discussions with the Housing and Care sector
- Published in 2014 and refreshed March 2018
- ADASS hosted the process supported by DH and PHE
- Public Health England taking a lead role

# Building the Strategic Case

- Joint Strategic Needs Assessment
- Health and Wellbeing Board and Strategy
- Client Group Strategies (Older People/Learning Disabilities)
- BCF Plan
- Housing Needs Analysis
- Local Plan and Housing Strategy
- Sustainable Transformation Plans (STP)
- Neighbourhood Planning Act
- Developing age-friendly Communities
- LGA Housing Commission

Underpinned by research to understand the aspirations of current and future generations of people

---

# Good Practice Examples - Strategic Approaches

- Central Bedfordshire – from a detailed evidence base the Council has developed an Investment Prospectus
- Essex – in collaboration with its 12 District Councils developed an Independent Living Programme (3 schemes completed, one onsite, 6 with planning and 1,400 units in the pipeline)
- North Yorkshire – 15 year strategy has delivered 23 Extra Care schemes with a further 40 planned
- Sunderland – Over 800 units of Extra Care and Supported Living with more in development delivered since 2008 as a result of a long term strategic approach

LGA Housing Commission – Building our homes, communities and future 2016

LGA – Housing our ageing population 2017

---

# Delivery Models

- Programmes
  - Frameworks
  - Multi Site Developments
  - Arms Length Companies
  - In House Council Housing
  - Joint Venture Companies
  - Partnerships
-

# Housing Services

- part of the integrated system

- Advice & Information
- Housing Officers
- Prevention Services – tenure blind
- DFGs
- Social Prescribing
- Safeguarding ‘eyes & ears’

London Borough of Hounslow as an example


---

# Good Practice Example – Derby City Council

## Healthy Housing Hub

- Advice and Support
- Prescribed Support
- Healthy Housing Assistance
- Partnership Links
- Evaluation demonstrates positive outcomes and efficiencies

Highly Commended at The MJ Awards 2013

<b>Use of A&amp;E</b> <b>39.5%</b> reduction	<b>Acute Hospital</b> <b>53.8%</b> reduction in stays	<b>Admissions</b> <b>20%</b> fewer hospital admissions
<b>EMAS</b>  reduction in contact and conveyance to hospital	<b>91%</b> of clients still in own homes at 12 months	<b>86.3%</b> felt benefit in health, wellbeing, anxiety, confidence



# Good Practice Example – One Housing Group

## Step Down Scheme

- Working with London Borough of Camden
- 10 Step down beds in an Extra Care Scheme
- Short Term reablement
- Facilitates early discharge
- Savings of between £400 & £700 per person per week
- 30% reduction in care package

National Housing Federation – Home from hospital 2017

---

# Good Practice Example – Birmingham & Care Villages

## Extra Care Charitable Trust

- 5 Care Villages
- Lifestyle, Security, and Care
- Aston University Evaluation
- NHS Costs reduce by 38%
- Social Care savings between 18% and 26%
- 46% Reduction in GP Visits
- 14.8% reduction in Depressive symptoms



Aston Research Centre for Healthy Ageing - 2015

---

## Summary - working with housing is good for you

- Policy Framework is strong
  - Poor and inappropriate housing is expensive
  - Better housing is an investment in better health and reduced need for care
  - Strategic approaches are important
  - Evidence of better outcomes for individuals
  - Delivers efficiencies
  - There are great examples to draw upon
-